



Mortgage Refinancing
Company of Uzbekistan

UzMRC 2023 results

JANUARY 2024

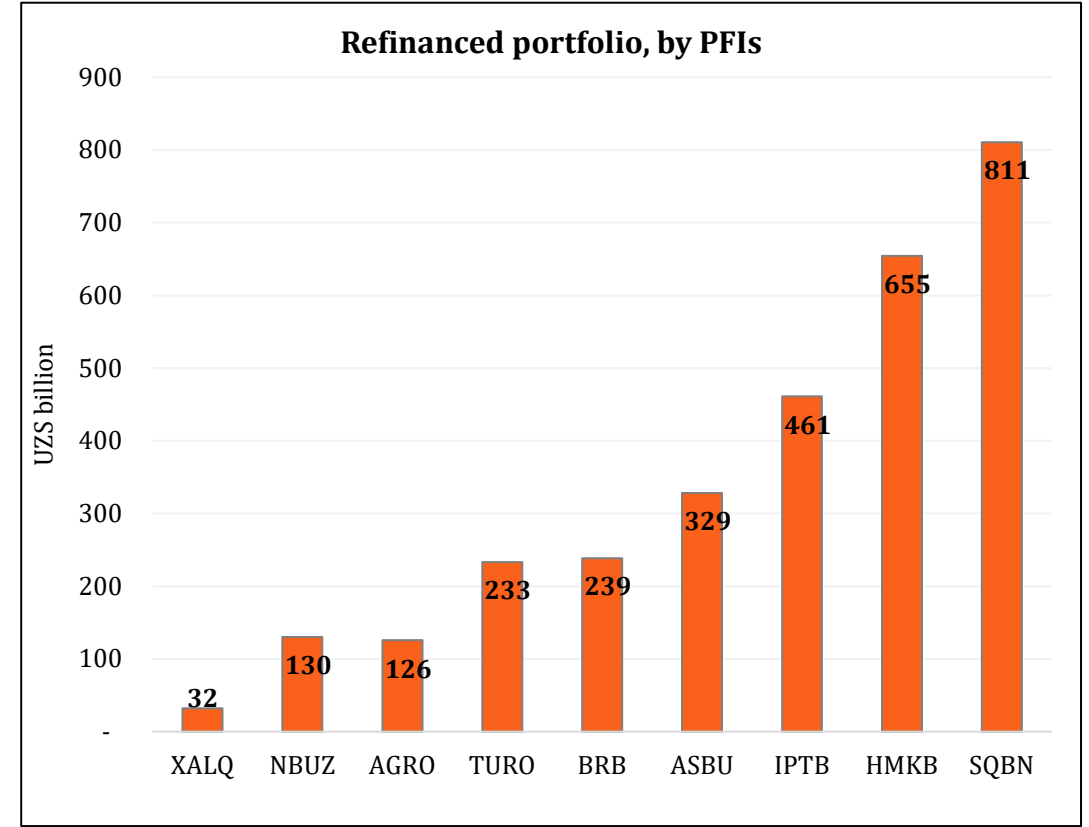
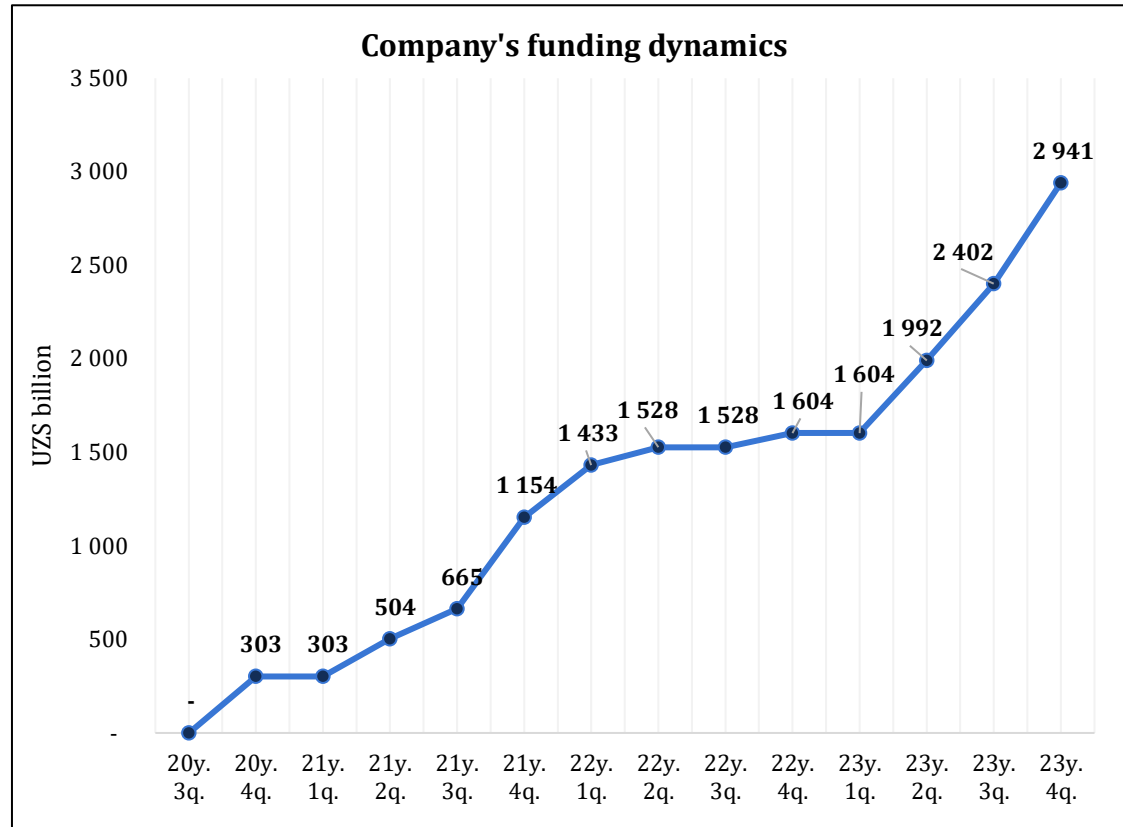


Terms and abbreviations

General		Abbreviations of partner banks	
Company	- UzMRC	IPTB	- JSCMB Ipoteka-bank
ADB	- Asian Development Bank	SQBN	- JSC UzSanoatQurilishbank
PFI	- Participating Financial Institution, partner bank	HMKB	- JSC Hamkorbank
DTI	- Debt to income	ASBU	- JSC Asakabank
LTV	- Loan to value	TURO	- JSC Turonbank
NPL	- Non-performing loan (PAR 90)	BRB	- JSC Business Development Bank
MEF	- Ministry of Economy and Finance	AGRO	- JSC Agrobank
CBU	- Central Bank of Uzbekistan	NBUZ	- JSC National Bank of Uzbekistan
		XALQ	- JSC Khalq Bank
		OFB	- PJSCB Orient Finans
		InFinbank	- JSC Invest Finance Bank



Funding dynamics and loan portfolio

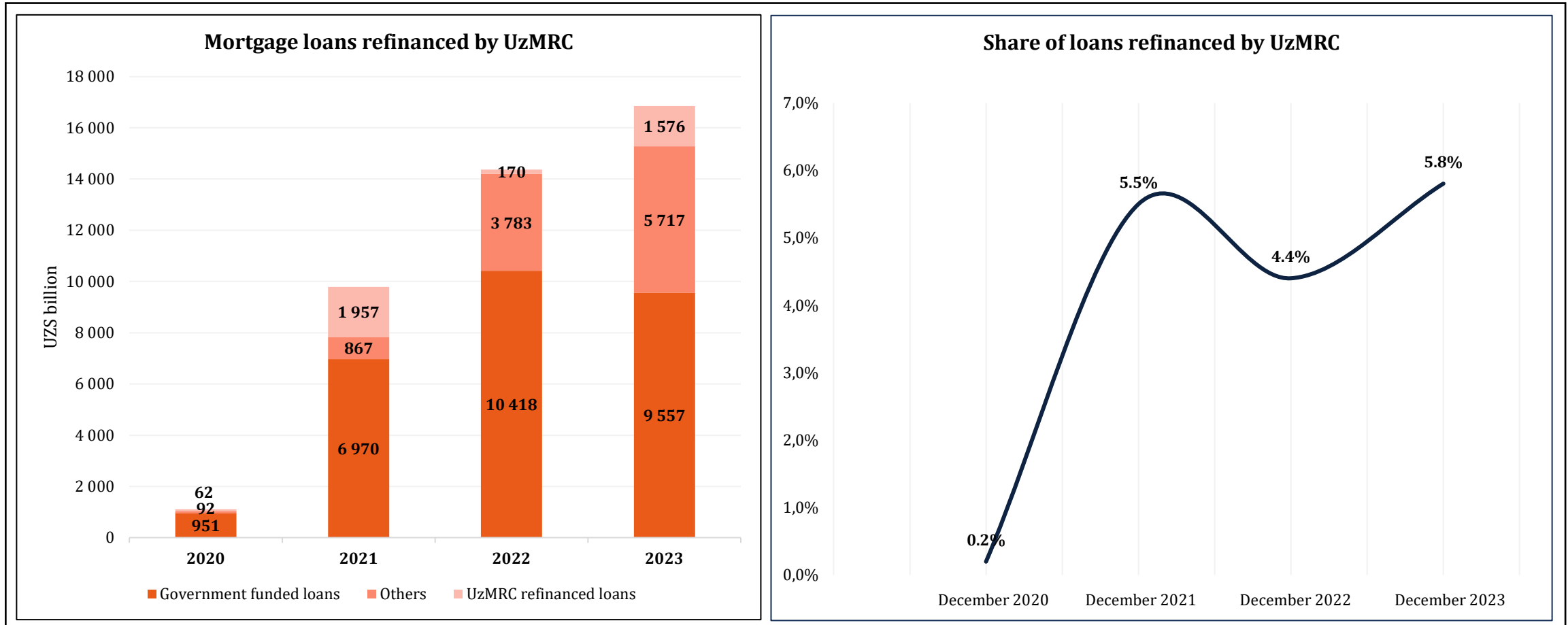


In the last quarter of 2023, OFB and InFinbank were onboarded to the UzMRC list of PFIs.

In the 4th quarter, the debut corporate bonds for UZS 140 billion were issued, and mobilized funds were successfully placed among 5 PFIs.



Mortgage loans refinanced by UzMRC



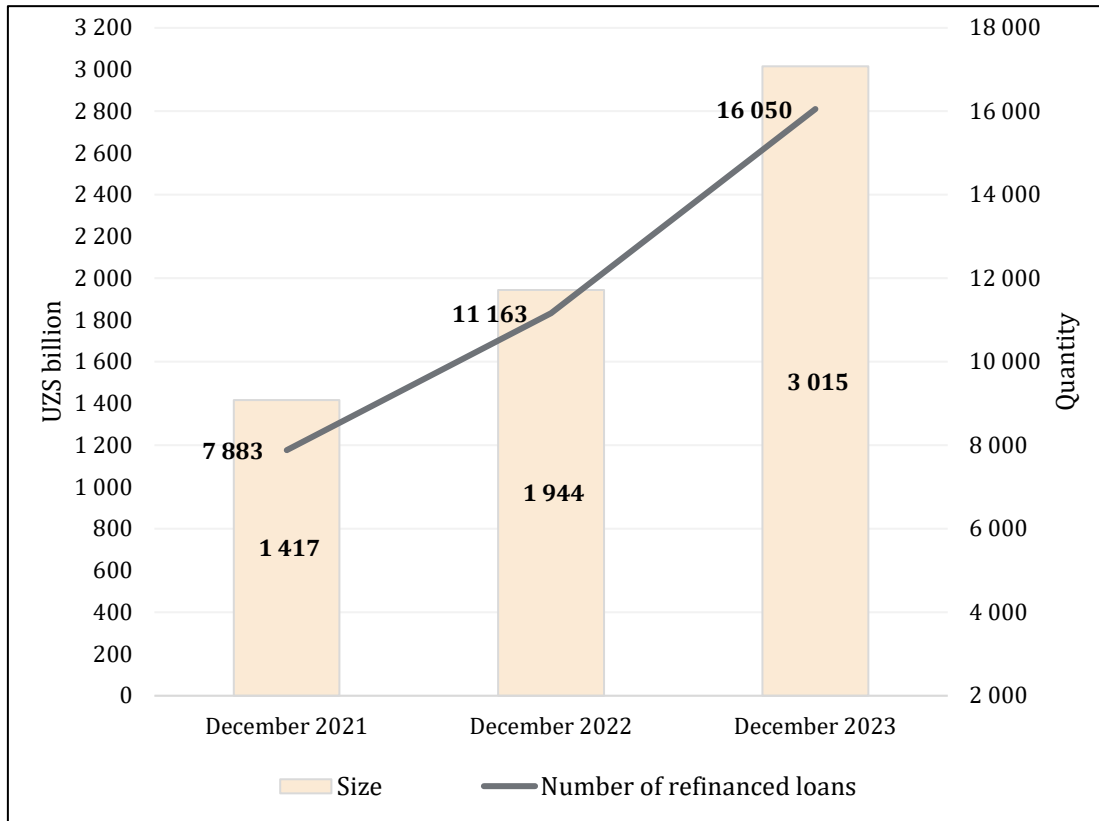
During 2023, a total of UZS 16.9 trillion mortgages were generated. 9.4% of them, i.e. UZS 1.6 trillion, are loans refinanced by UzMRC.

By the end of 2023, the share of mortgages refinanced by UzMRC in the total mortgages reached 5.8%, UZS 3.3 trillion.

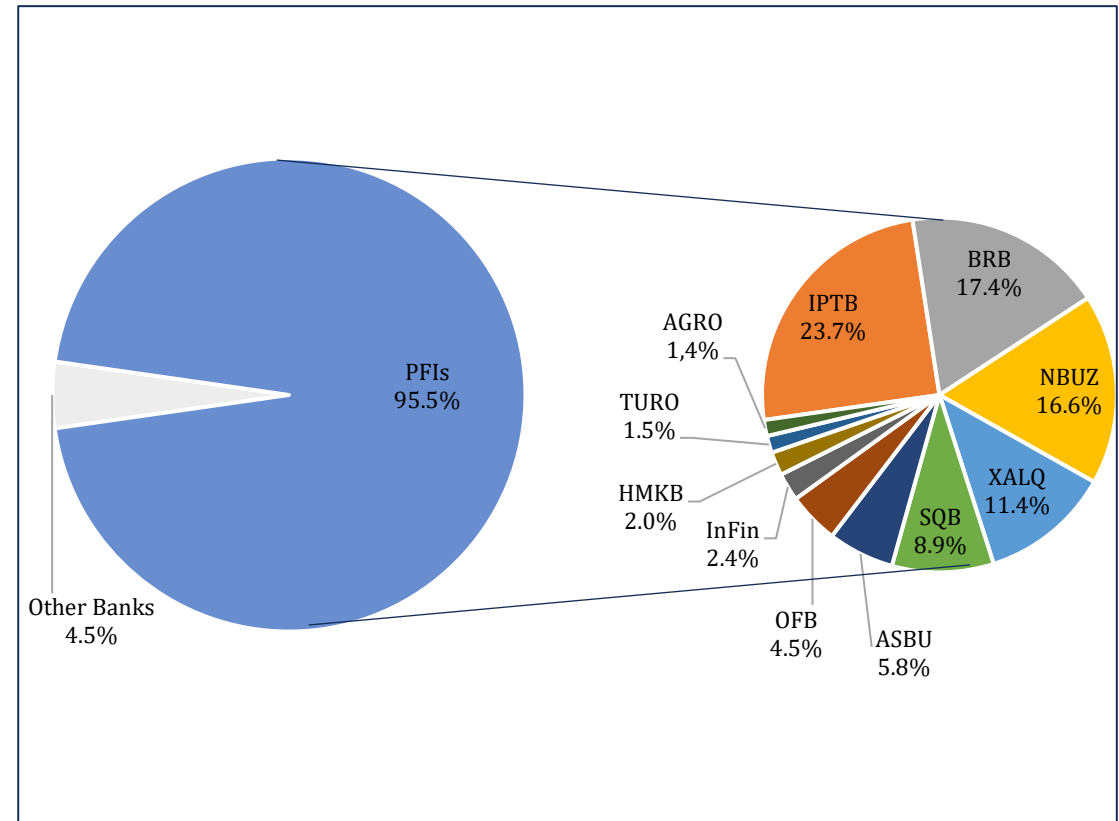


Portfolio dynamics & coverage

Refinanced portfolio dynamics



The total mortgage portfolio by banks

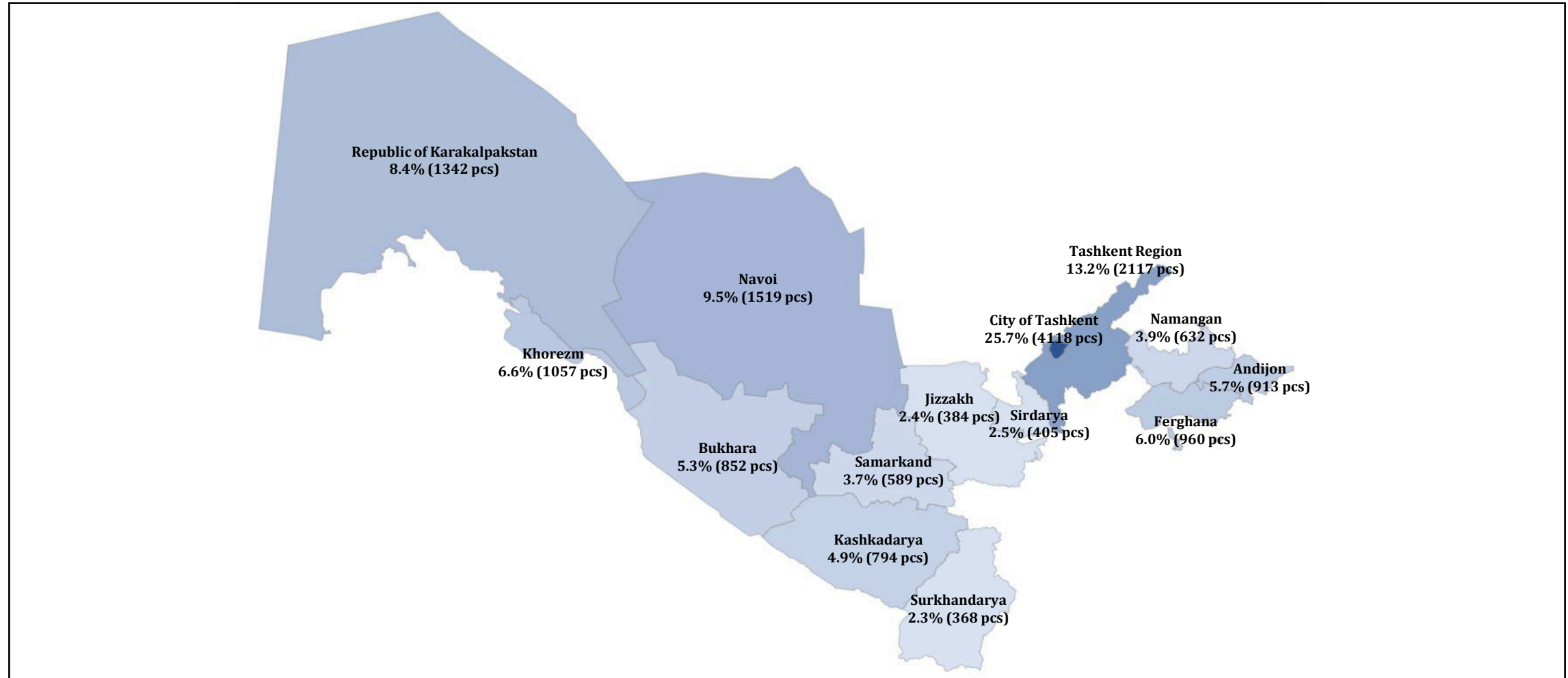


By the end of the year, the number of refinanced loans reached 16,050 (UZS 3 trillion).

95.5% of mortgage loans were generated by PFIs.



Disbursement of mortgages by geographical concentration

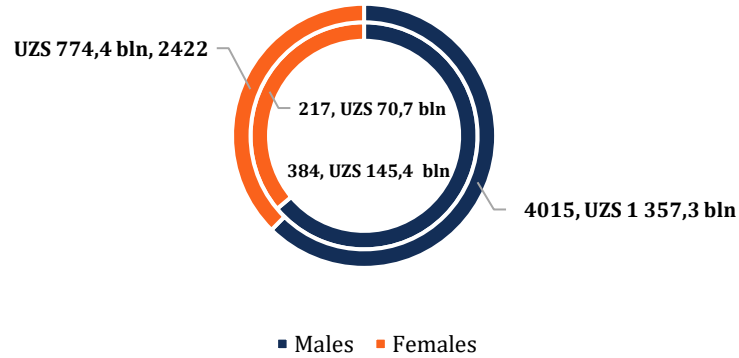


The highest disbursement of refinanced loans by region corresponds to the Tashkent, Navoi and the Republic of Karakalpakstan.

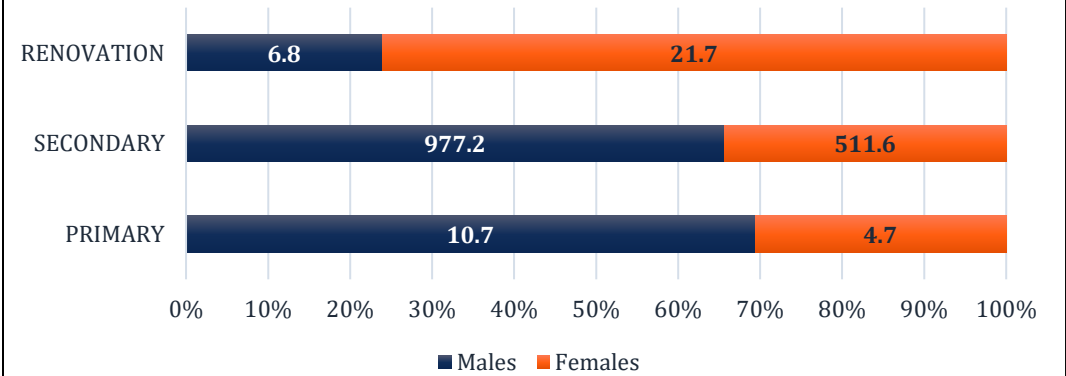


Results of lending activity during 2023

Mortgages (quantity and amount) by gender
Inner circle – end of 2023, Outer circle – Jan 2023–Jan 2024



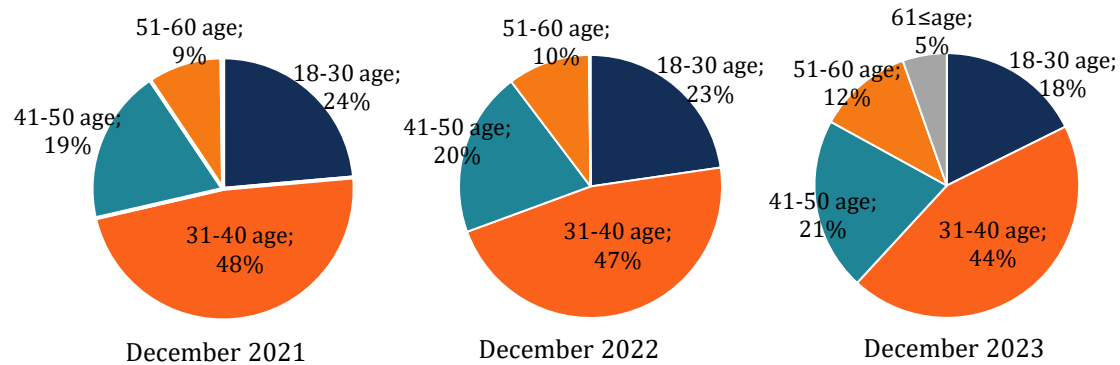
Mortgages by gender and purpose (UZS billion)



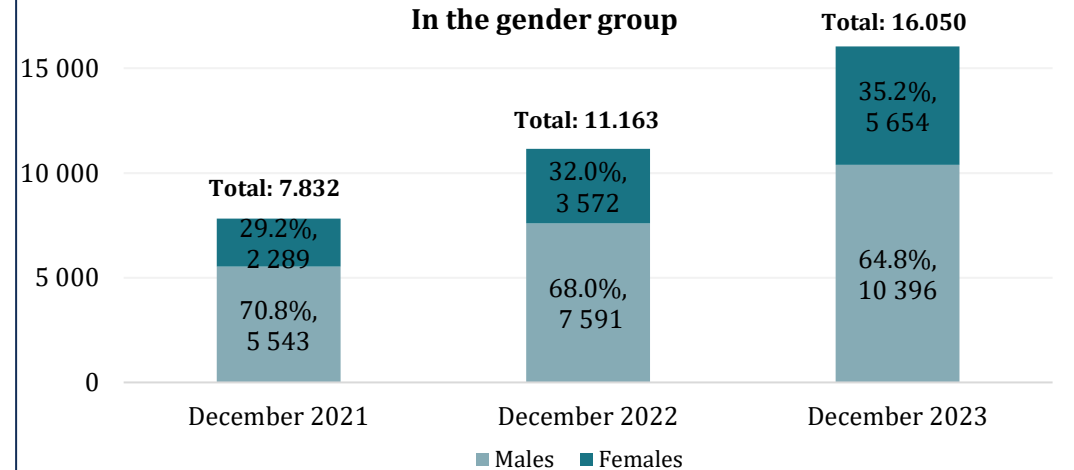
37.7% of refinanced loans were disbursed to 2,422 women.

In 2023, the share of women in the loans allocated for renovation was the highest (76.2%).

In the age group



In the gender group





Market based mortgage loans (Dec-2023)

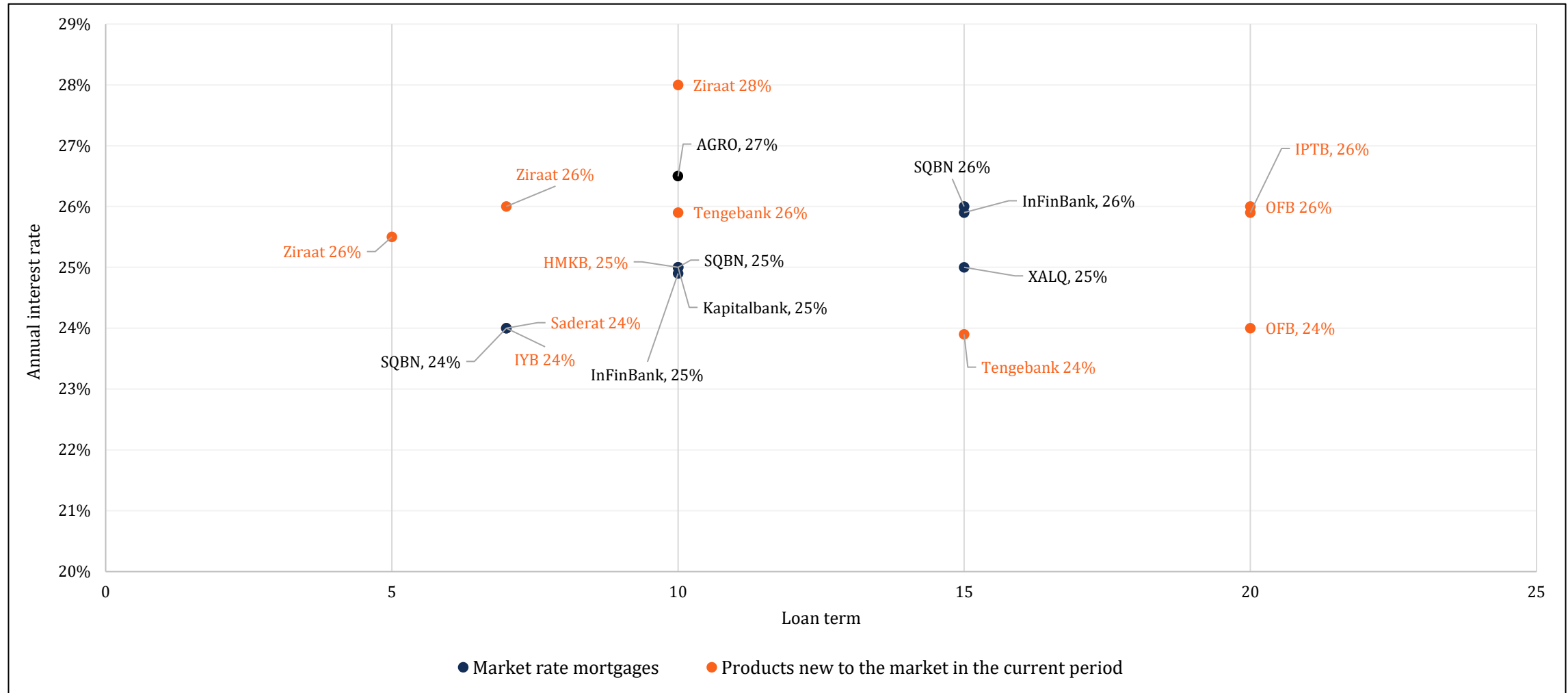
Criteria	SQBN			Ziraat			Saderat	InFinBank	OFB		Tengebank	XALQ		Ipak Yo'li Bank	IPTB	AGRO	HMKB
Borrower age	18 ≤ 65			18 ≤ 60			18 ≤ 60	18+	18 ≤ 60		21 ≤ 60	18 ≤ 60		18 ≤ 60	21 ≤ 60	18 +	18 ≤ 60
Market	Primary & secondary markets																
Purpose	Residential real-estate purchase																
DTI, %	≤ 70			≤ 50			≤ 50	≤ 50	≤ 80		≤ 70	≤ 70		≤ 70	≤ 50	≤ 50	≤ 70
LTV, %	≤ 85			≤ 75			≤ 70	≤ 74	≤ 60	≤ 70	≤ 75	≤ 74		≤ 75	≤ 74	≤ 75	≤ 70
Loan term, years	≤ 7	≤ 10	≤ 15	≤ 5	5 - 7	7 - 10	≤ 7	10 - 15	≤ 20		10 - 15	≤ 15		≤ 7	≤ 20	≤ 10	≤ 10
I.R, % pa	24.0	25.0	26.0	25.5	26.0	28.0	24.0	24.9-25.9	24.0	26.0	23.9-25.9	24.0-25.0		24.0	25.9	26.5	25.0
Grace period, months	≤ 3	≤ 8	≤ 18	N/A			N/A	N/A	3		N/A	≤ 6		N/A	12	24	N/A
Max loan amount	≤ 1 500			≤ 900			≤ 900	≤ 810	≤ 500	≤ 900	≤ 820	≤ 990	≤ 1 115	≤ 800	≤ 1 700	≤ 990	≤ 600
Repayment type	Differential/ Annuity			Differential/ Annuity			Differential/ Annuity	Differential/ Annuity	Differential/ Annuity		Differential/ Annuity	Differential/ Annuity		Differential	Differential	Differential/ Annuity	Differential/ Annuity

Mortgage products at the market by the end of 2023.

The source was taken from the banks' official websites and prepared based on the Company's analysis (for information only).



Market based mortgage loan rates

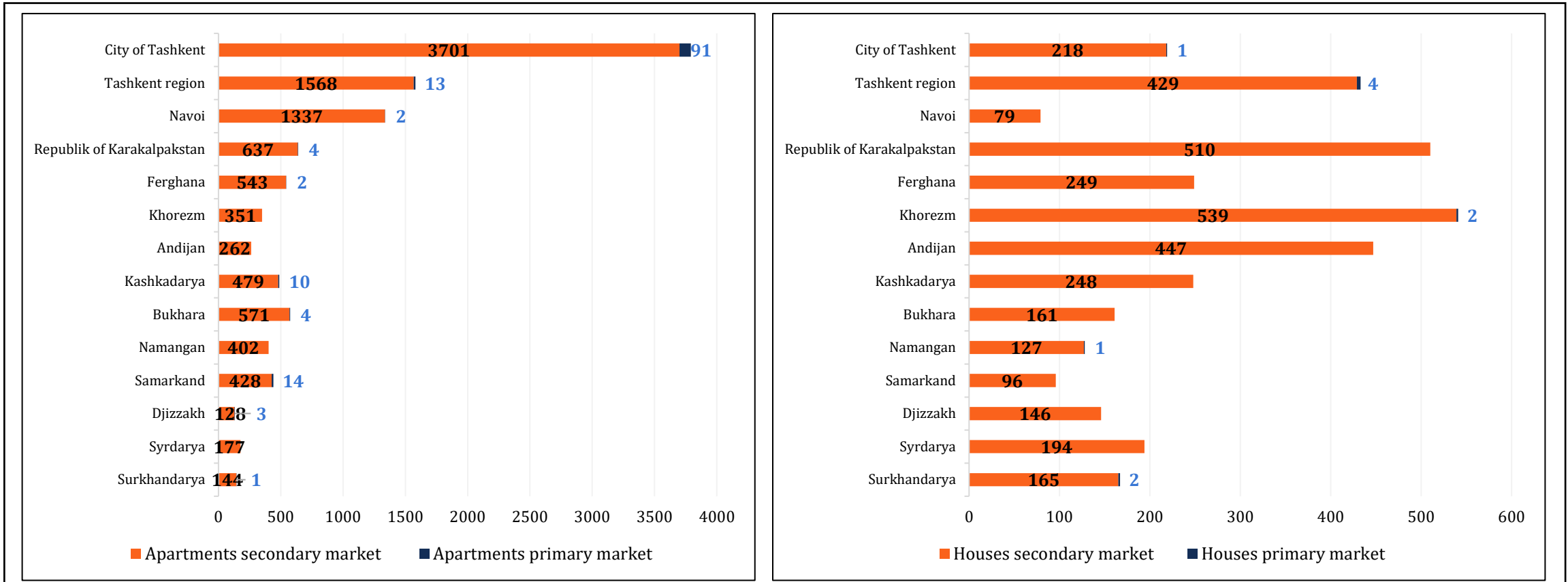


Mortgage loans disbursed on commercial terms in the market are mainly 5-10 years long, and the interest rate is 24%-28% per annum.

The source was taken from the Bank's official pages and prepared based on the Company's analysis (for information only).



Regional breakdown of purchased properties by type and property market



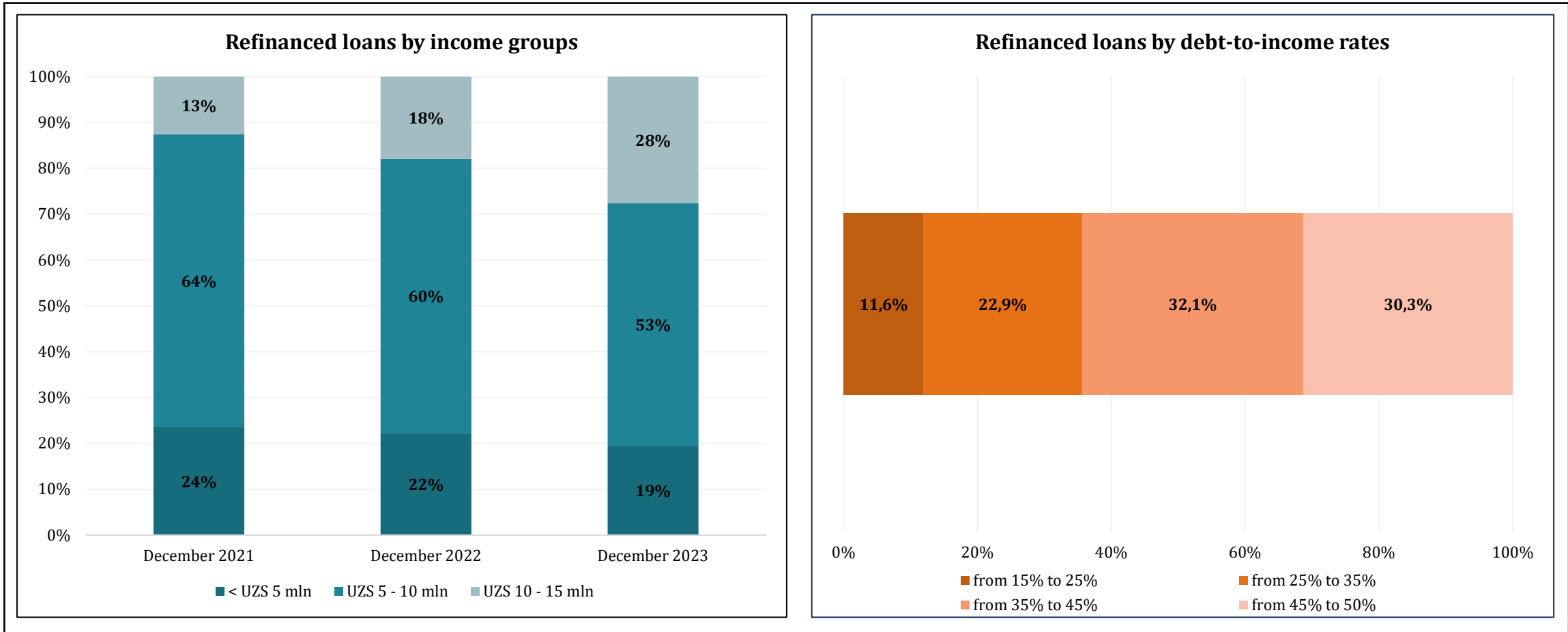
As of end of 2023, the refinanced portfolio consists of 16 050 mortgage loans, including 15,896 loans for the purchase of the secondary housing (99.1%), and 154 (0.9%) for primary housing.

10 872 (67.7%) of the refinanced loans were used for purchase of apartments. 60% of these purchases relate to Tashkent and Navoi.

The share of private houses was higher in Andijan (63%), Khorezm (60.5%), Karakalpakstan R. (44.3%) than in other regions as compared to other types of purchases.



Debt servicing metrics



Banks recently started disbursing more mortgages to borrowers with an income of UZS 10 - 15 million.

70% of borrowers spend less than 45% of their monthly net income to service the mortgage loans